

# ACWEST

## AMERICA CENTER WEST



CBRE

CUSHMAN &  
WAKEFIELD

6201 AMERICA CENTER DRIVE | SAN JOSE



### 6-STORY CLASS A OFFICE BUILDING:

Suite 100: ±5,553 SF

Suite 200: ±13,621 SF\*

Suite 240: ±15,429 SF\*

\*Suites can be combined for a total of ±29,050 SF

Suite 300: ±38,519 SF\*\*

Suite 400: ±38,519 SF\*\*

Suite 500: ±38,519 SF\*\*

\*\*Suites can be combined: ±77,038 up to ±115,557 SF



### ENERGY STAR SCORE

74



### OUTDOOR AMENITIES

Seating Area with Fire Pits & Collaboration Space

Basketball, Sport Court & Pickle Ball



### FITNESS CENTER

State-of-the-Art Fitness Center with Showers & Lockers



### SUSTAINABILITY

Energy-efficient building design and eco-friendly amenities

[View Green Scorecard](#)



### PARKING

Generous ±3.3/1,000 parking ratio with EV charging stations



### TRANSPORTATION

ACE Train Shuttle Stop on Site with Direct Connection to ACE Train

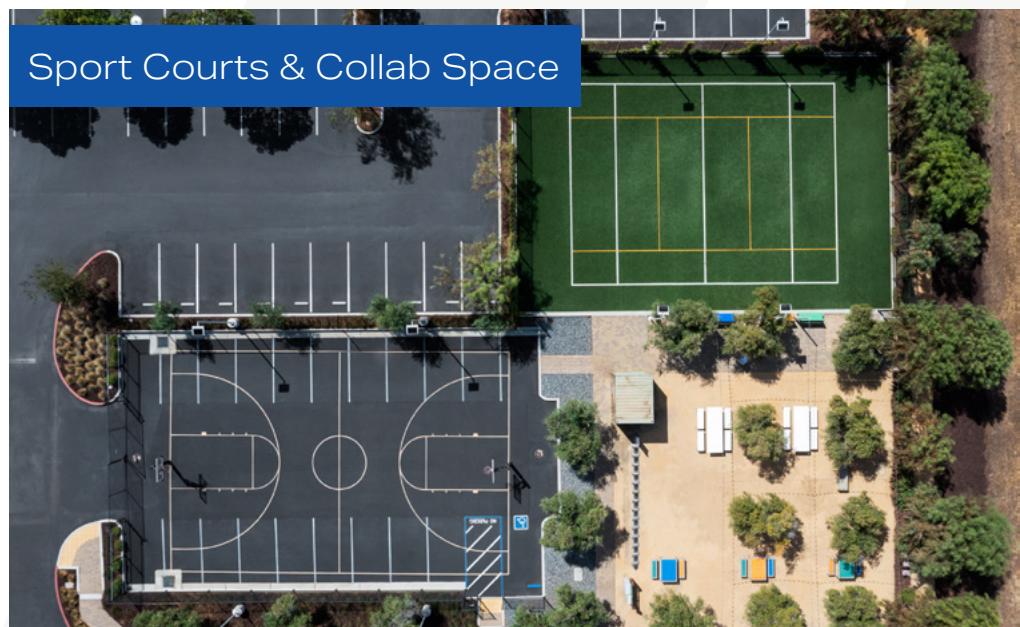


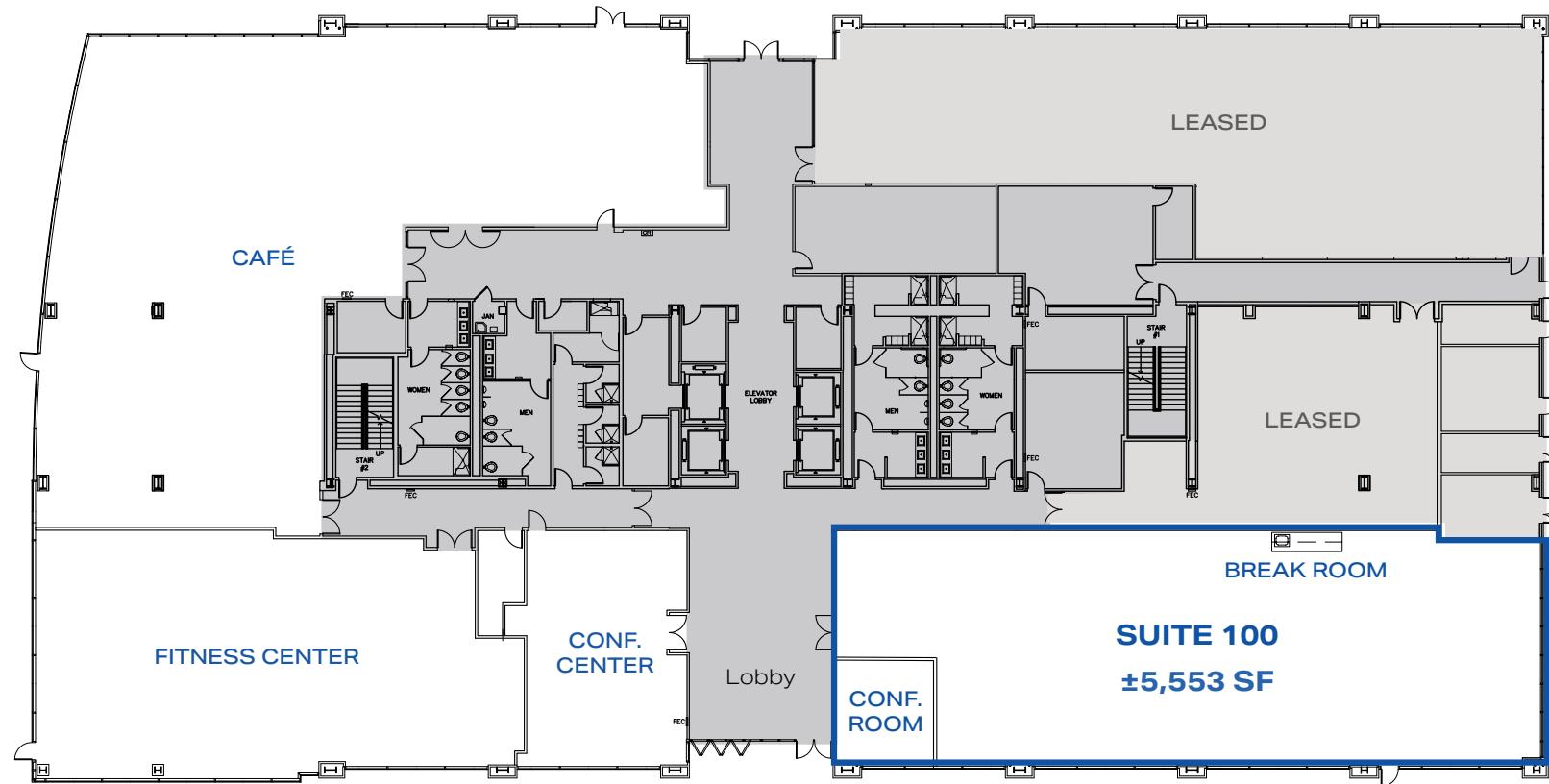
### CAFÉ

On-Site Café Serving Breakfast & Lunch



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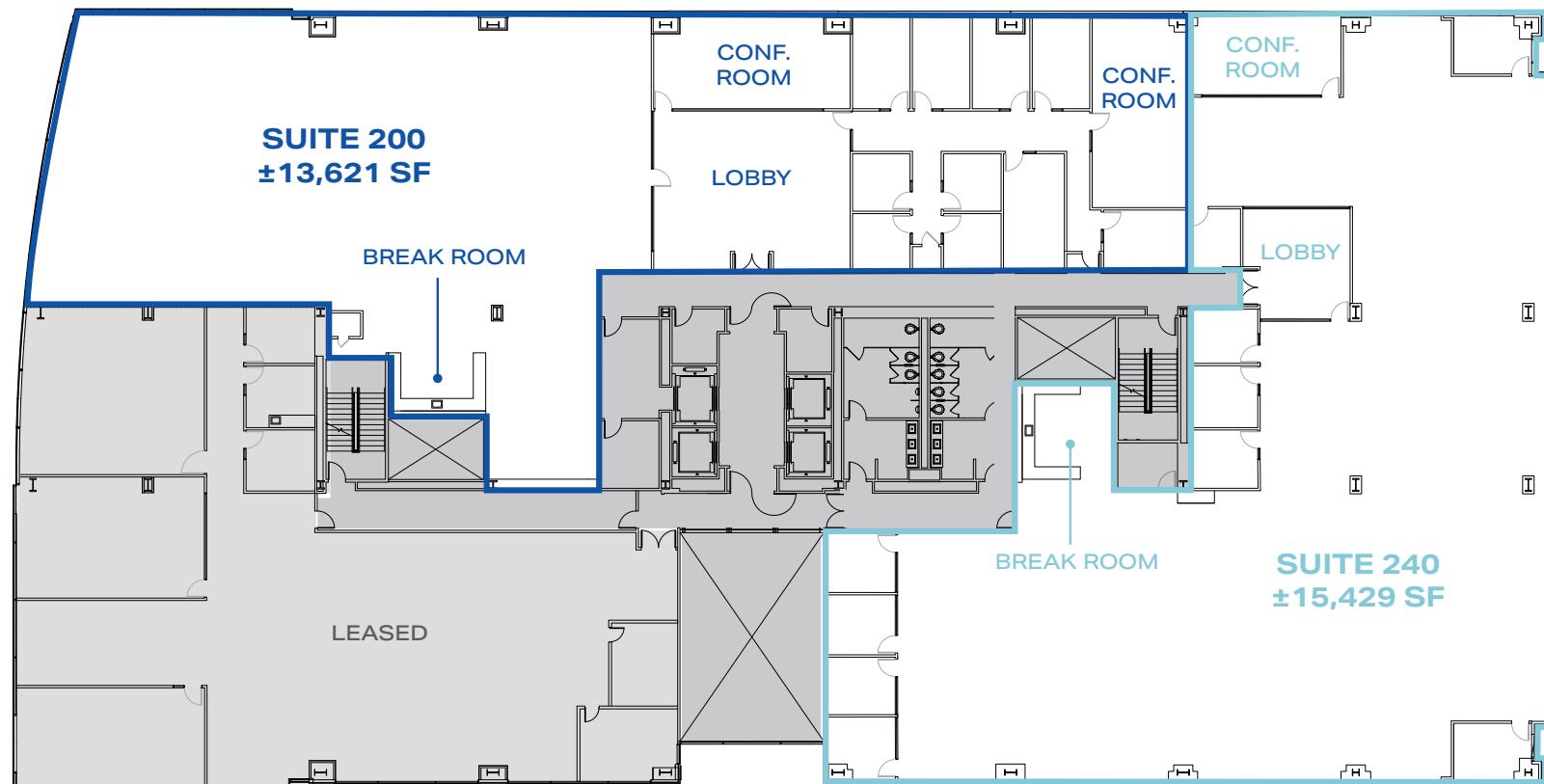


### SUITE 100:

- 1 Conference Room
- Break Room

### ON-SITE AMENITIES:

- Café
- Fitness Center
- Conference Center

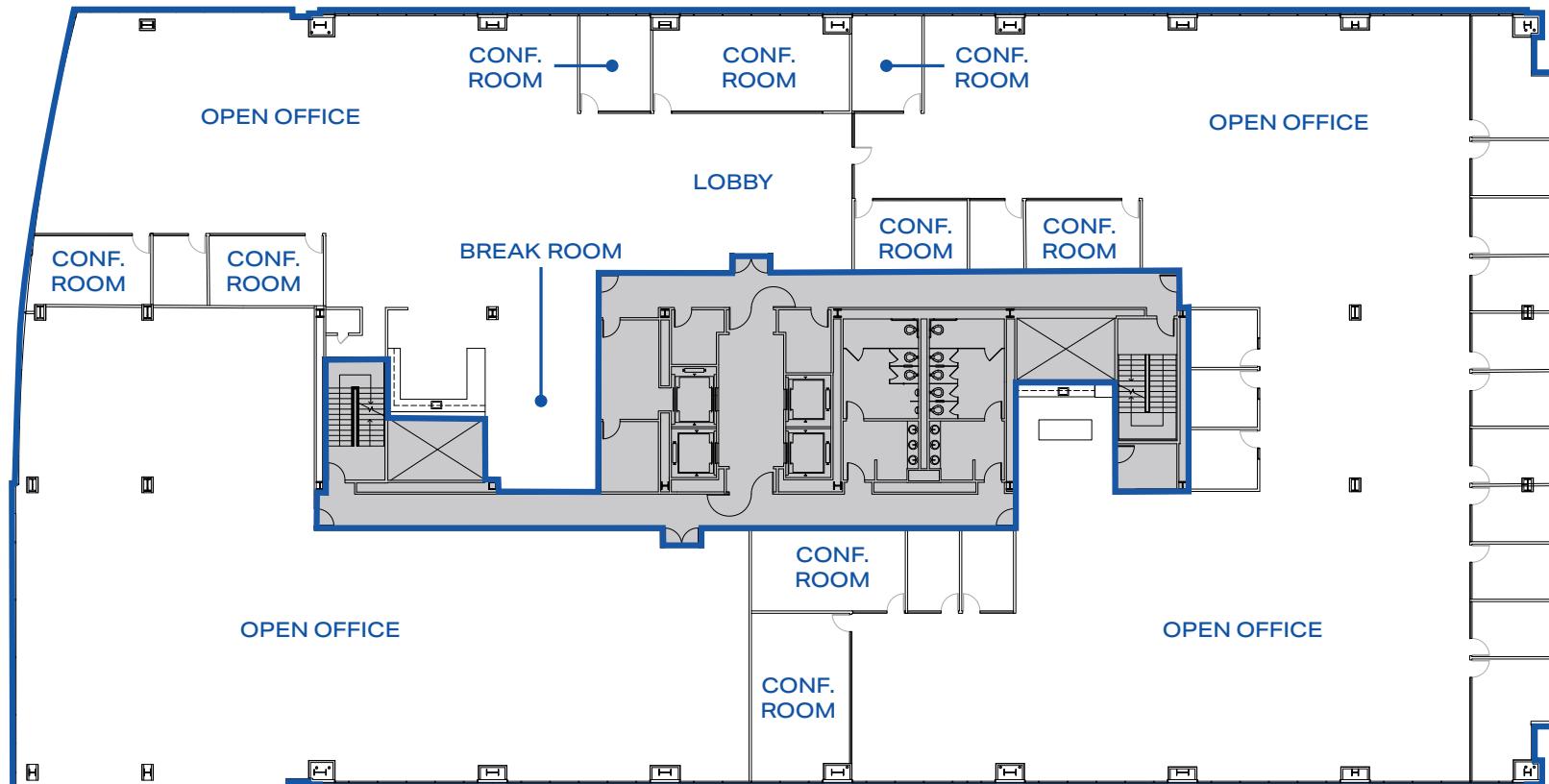


### SUITE 200:

- 9 Offices
- 2 Conference Rooms
- Break Room

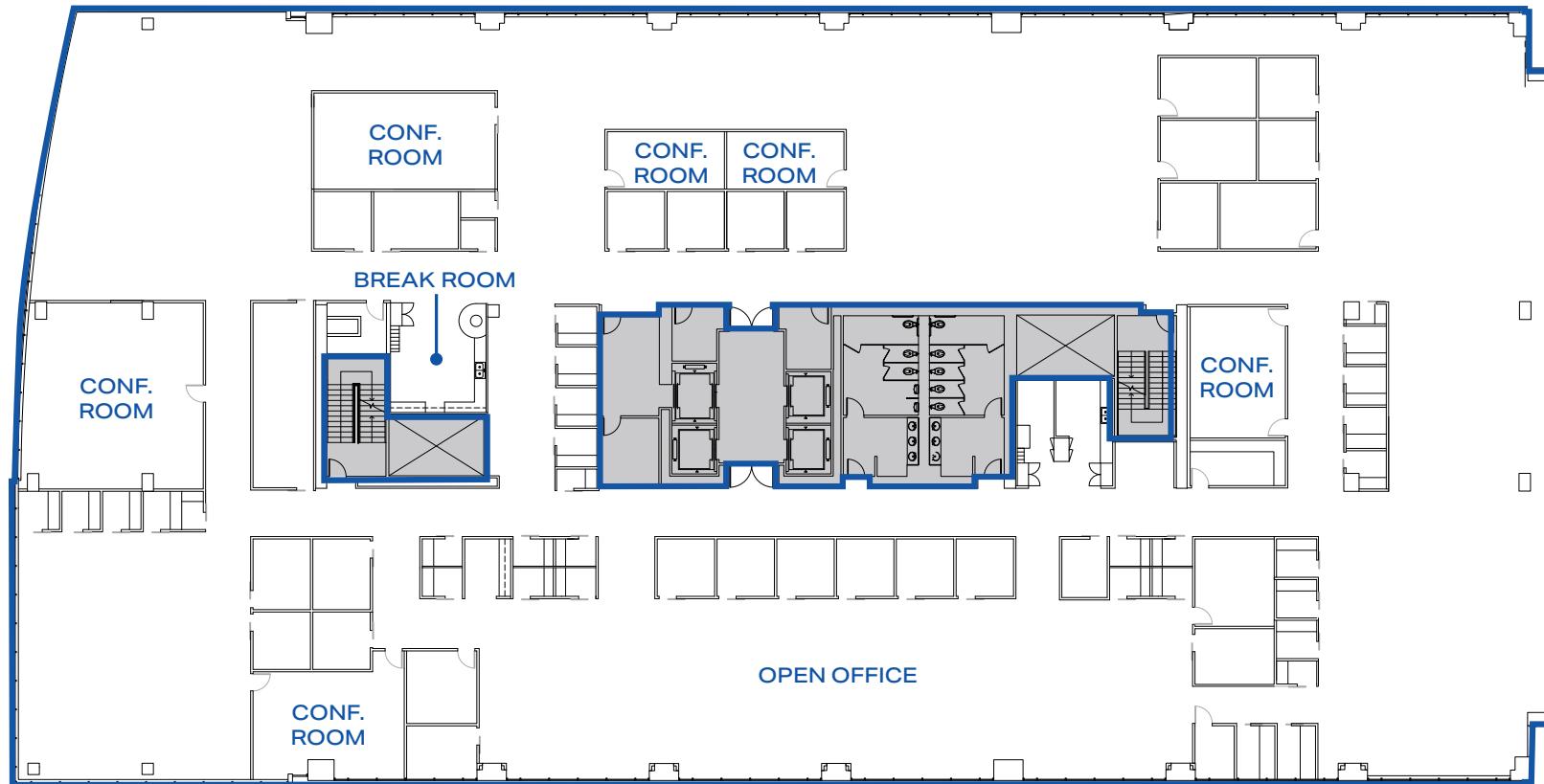
### SUITE 240:

- 9 Offices
- 1 Conference Room
- Break Room



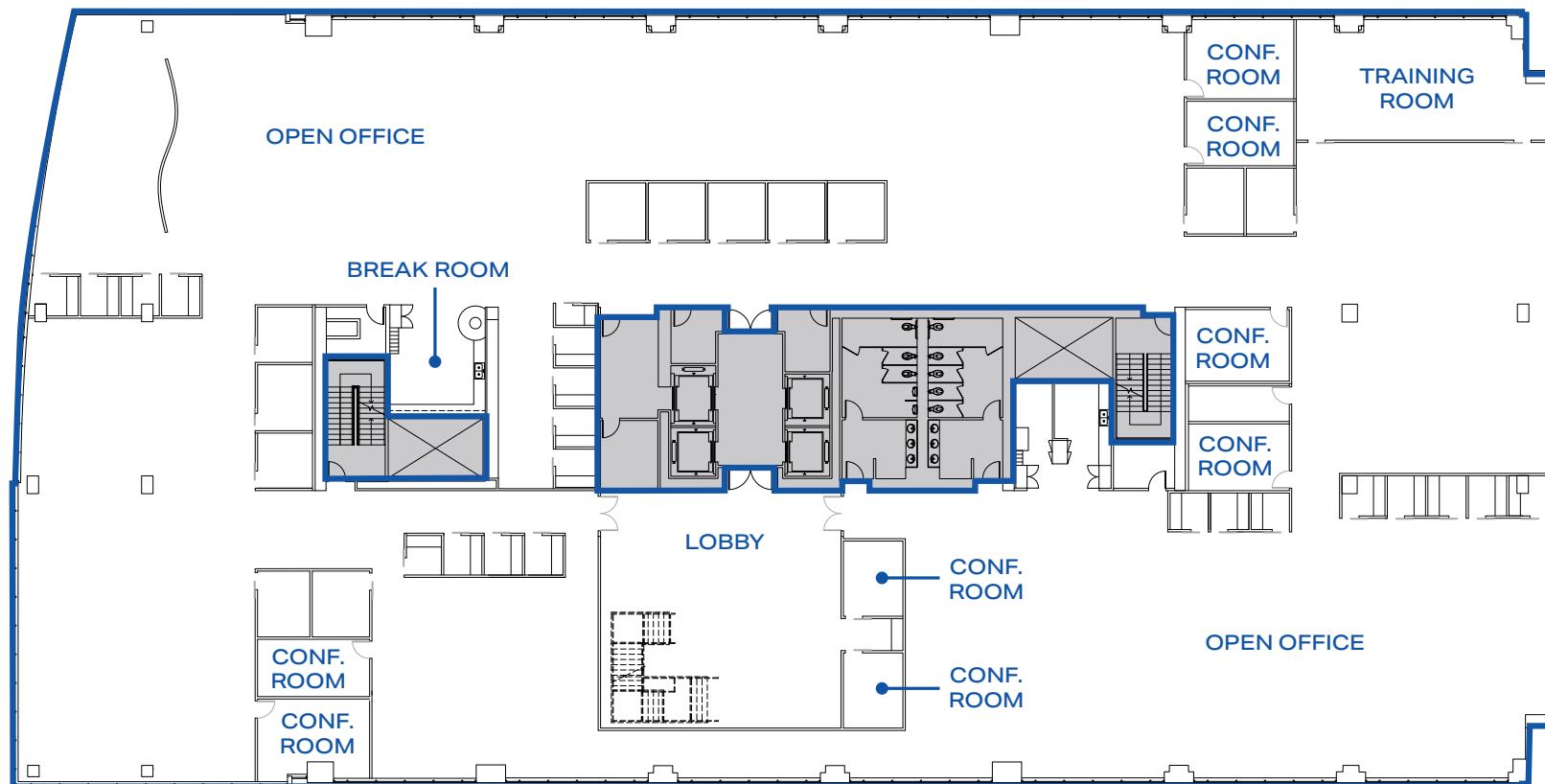
### SUITE 300:

- ±38,519 SF
- 17 Offices
- 7 Conference Rooms
- Break Room



### SUITE 400:

- ±38,519 SF
- 26 Offices
- 6 Conference Rooms



### SUITE 500:

- ±38,519 SF
- 12 Offices
- 8 Conference Rooms
- Training Room

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## AMENITIES

**1** Loop Neighborhood Market  
Chick'nCone  
Golkonda Indian  
Joe Chinese  
TOGO's Sandwiches

**2** 1 Oz Coffee

**3** Hyatt Regency & Convention Center  
Hilton Santa Clara  
La Fontana  
Evolution Restaurant & Bar  
Market Cafe  
Truya Sushi

**4** Chicken Meets Rice  
Bistro Siam  
Pho Khang  
Bawarchi Indian Cuisine  
Mikayla's Cafe

**5** **@FIRST**  
Hyatt House  
Courtyard by Marriott  
Target  
Fish's Wild  
SAJJ Mediterranean  
Blue Water Seafood and Crab  
Panda Express  
Shan Restaurant  
Chick-fil-A  
Chipotle Mexican Grill  
CVS  
Starbucks

**6** Avatar Hotel  
Santa Clara Marriott  
Tea Spot Cafe  
Iguanas Burritozilla  
House of Bagels  
Amakai Japanese  
HiroNori Craft Ramen  
Banh Me & Bowl

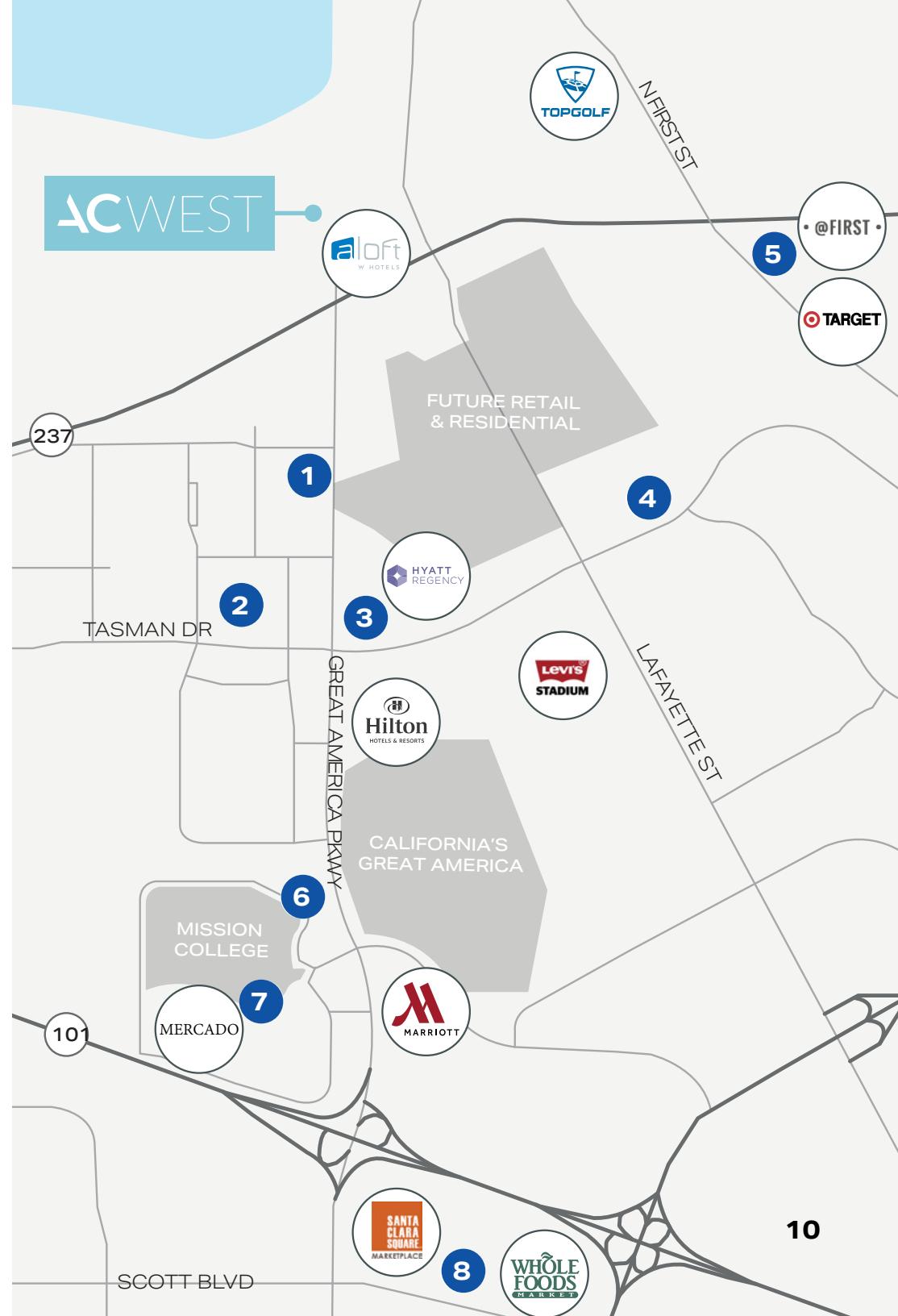
### MERCADO

**7** In-N-Out  
Tomatina  
Krispy Kreme  
SmokeEaters  
Starbucks  
Jamba Juice  
World Wraps  
Pho Hoa & Jazen  
Tostadas Prime  
The Roasted Crab  
Subway  
Paris Baguette  
AMC Theatres  
Homegoods  
Walmart

### SANTA CLARA SQUARE

**8** Whole Foods Market  
CorePower Yoga  
Chipotle  
Gong Cha  
Jack's  
Pacific Catch  
Puesto  
Tender Greens  
Fleming's Steakhouse  
Lula's Chocolates  
Barebottle Brewing Co.  
Opa! Santa Clara  
Floodcraft Taproom  
Il Forno  
Starbucks  
The Halal Guys  
Eureka!

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## TRANSPORTATION

**19 MINUTES** on VTA Light Rail to Milpitas BART Station

**20 MINUTES** on ACE Green Shuttle to ACE Train Station

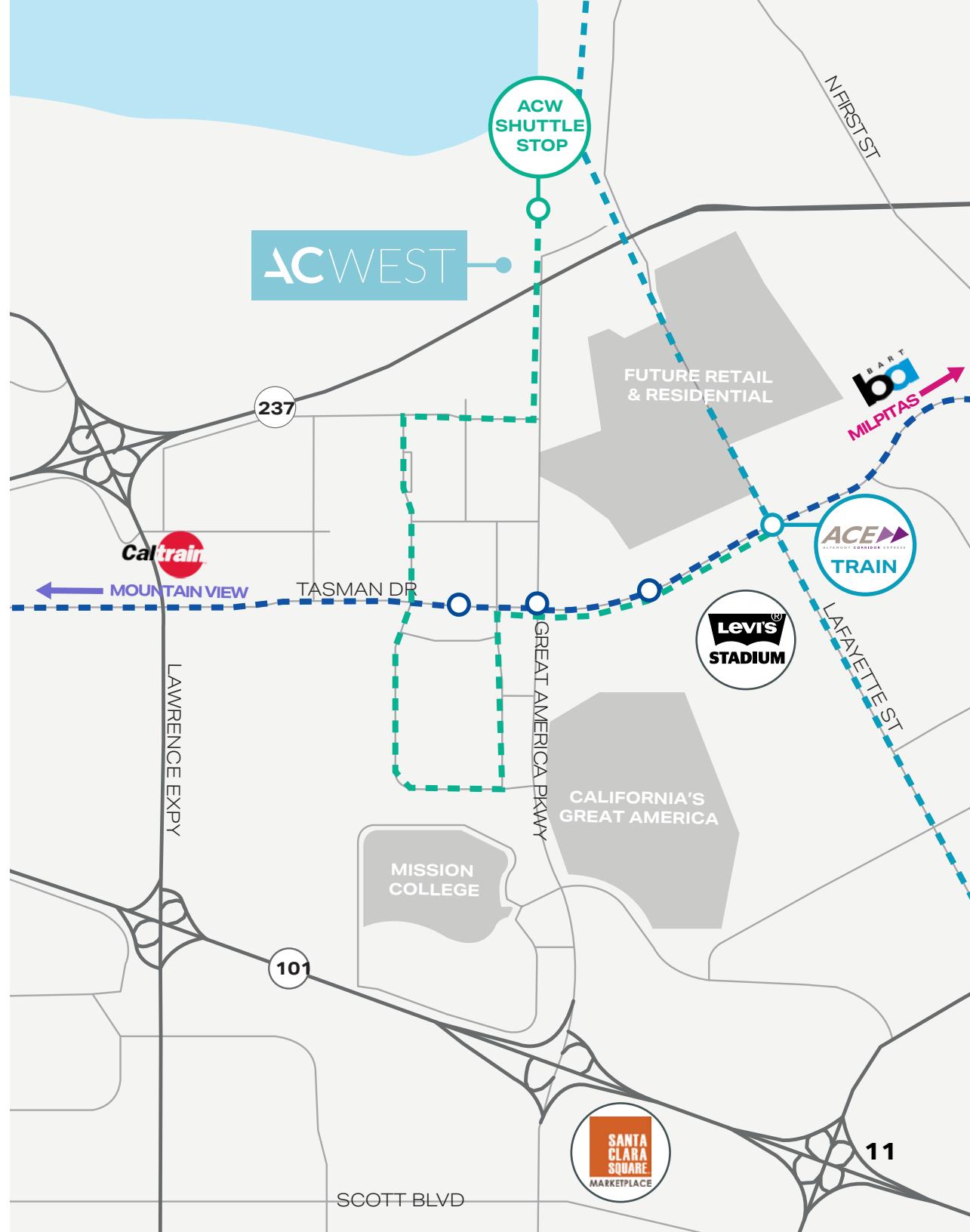
**25 MINUTES** on VTA Light Rail to Mountain View Caltrain Station

**39 MINUTES** on ACE Train to Pleasanton

**52 MINUTES** on Caltrain to San Francisco from Mountain View Caltrain Station

**64 MINUTES** on BART to Downtown Berkeley from Milpitas BART Station

- VTA LIGHT RAIL
- ACE GREEN SHUTTLE
- ACE TRAIN



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SAN JOSE

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COE-PM-West-09.16.2025